

Sarival East

Planned Area Development Rezone Narrative

PROJECT DESCRIPTION

The proposed Sarival East project is an approximately 51.33 acres of commercial development generally located South of McDowell Road and East of Sarival Avenue to the 159th Ave Road alignment bounded by Interstate 10 to the South. The project location adjacent to the Interstate 10 freeway is significant to the City of Goodyear in its ability to attract business and commerce to the area with development. The Sarival East property is currently zoned PAD Mixed Use Commercial (C-2) subject to stipulations listed in Ordinance No. 2005-940.

PURPOSE

The developer has recently acquired 4.03 acres of property from the Maricopa County Flood District adjacent to the Sarival East project. This property provides additional project frontage along Interstate 10. The newly acquired Maricopa County Flood District property is currently zoned Agricultural. The developer is requesting a rezoning of approximately 6 acres of land to a Mixed Use Commercial (C-2) zoning with an Automotive and Related Commercial (ARC) overlay.

EXISTING USES

The subject property consists primarily of active agricultural fields.

PROPOSED LAND USE

The proposed land use for Sarival East will be in substantial conformance with the approved PAD and will consist of Mixed Use Commercial (C-2) and Automotive and Related Commercial (ARC) uses for the 6 acre overlay area.

SITE CIRCULATION

The property will have access to the existing or proposed public right-of-way of McDowell Road, Sarival Road, or 159th Ave. A bridge across the RID canal has been constructed at the 159th Ave alignment.

WATER AND SEWER

Water and Sewer to Sarival East is provided by Liberty Water.

DRAINAGE

The offsite runoff from the west and the north is contained in the street gutters of Sarival Avenue and McDowell Road respectively, runoff from the east is contained in the 159th Avenue gutters and in the proposed retention basin.

Storm water flows generated within the project limits will be retained on-site per City of Goodyear regulations.

Exhibit B

Permitted Uses

Automotive and Related Commercial (ARC)

1. Automotive, heavy truck, and recreational vehicle sales and repair, new and used
2. Motorcycle sales and repair, new and used
3. Boat, retail sales (along with trailers, parts, supplies, equipment, apparel, and other items related to the foregoing), and the repair, maintenance, and servicing of the foregoing in connection with a franchise, dealership or other business operation selling all or any such items.
4. Automotive, motorcycles, heavy trucks, boats, and recreational vehicles body and fender work
5. Automotive, motorcycles, heavy trucks, boats, and recreational vehicles rental and leasing
6. Automotive, motorcycles, heavy trucks, boats, and recreational vehicles seat covers and trim shop
7. Automotive, motorcycles, heavy trucks, boats, and recreational vehicles repair and upholstery